



297 Uppingham Road, Humberstone, Leicester
LE5 4DG | info@kingsestateuk.com

0116 352 7012

 **4**
Bedrooms

 **1**
Bathroom



Kings are excited to present this four-bedroom semi-detached house found on Braunstone Lane in the Braunstone Town area. The location

of this property is beneficial being found on the corner plot being within walking distance to local shops and within close proximity to other local amenities including pharmacies, places of worship, supermarkets, bus routes and major access roads including Hinckley Road and Braunstone Way making it easy to visit local areas including Leicester Forest East, New Lubbethorpe, Thorpe Astley and Kirby Muxloe, with Meridian Leisure Park and Fosse Shopping Park being nearby as well. The layout has been extended with the ground floor consisting of three reception rooms, the kitchen and utility room, and the first floor consisting of four bedrooms and the family bathroom.

Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you initially make your way through a spacious entrance hallway providing access to the kitchen, stairway and dining room. The living room and dining room follow an open plan layout with the living room found at the front of the property and the dining room to the rear, the dining room also provides access to an additional third reception room in the conservatory. The kitchen boasts a long narrow layout stretching towards the rear of the property consisting of fitted worktops and storage cupboards and further access to the rear garden and the utility room at the rear of the property.

As you proceed up the stairway onto the first floor you are welcomed by a spacious landing area providing access to all four bedrooms and the family bathroom. Bedrooms one and two are both double bedrooms mirroring each others' layout with bedroom one being found at the front and bedroom two being found at the rear, bedroom three is an extension of the original build providing the property with an additional double bedroom, whilst bedroom four is a single bedroom which can be found at the front of the property. The family bathroom is located at the top of the stairs boasting a three-piece layout consisting of a bath/shower, sink and toilet.

This property has a lot of potential with a large front garden and rear garden which also provides rear parking, however it does require some renovation work with the majority of the works being carried out by the current owner before a sale is agreed. Available by appointment only. Call Kings now 0116 352 7012!!!

Property Info

Ground Floor

Living Room: 3.68m x 3.69m (12'1" x 12'1") - located at the front of the property consisting of hardwood flooring, a front facing double-glazed bow window, wall mounted radiator and open plan access to the dining room.

Dining Room: 3.72m x 3.40m (12'2" x 11'2") - accessed via the entrance hallway consisting of hardwood flooring, wall mounted radiator, sliding door access to the conservatory and open plan access to the living room.

Conservatory: 2.75m x 2.91m (9' x 9'7") - double-glazed conservatory accessed via a sliding door from the dining room consisting of hardwood flooring and rear garden access.

Kitchen: 5.61m x 2.24m (18'5" x 7'4") - accessed via the entrance hallway consisting of tiled flooring, fitted worktops and storage cupboards, an oven/hob, a sink, double-glazed window and access to the utility room and rear garden access.

Utility Room: 1.41m x 2.22m (4'8" x 7'3") – accessed via the kitchen located at the rear of the property creating additional storage space.

First Floor

Bedroom One: 3.68m x 3.71m (12'1" x 12'2") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

Bedroom Two: 3.74m x 3.37m (12'3" x 11'1") – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

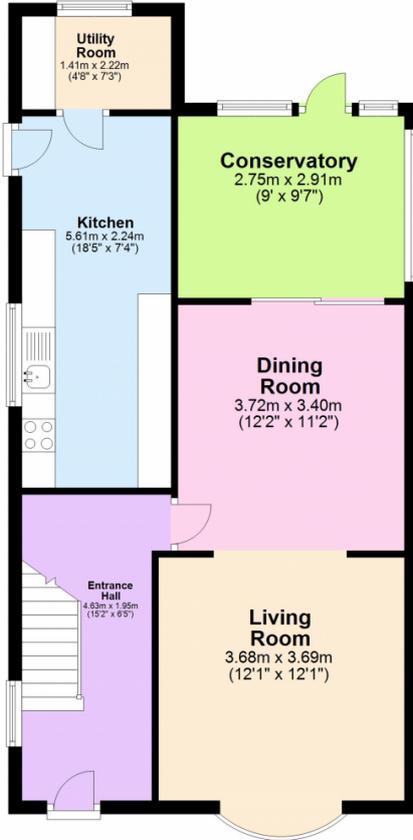
Bedroom Three: 4.31m x 2.24m (14'2" x 7'4") – extended from the original build, a double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

Bedroom Four: 2.14m x 1.96m (7' x 6'5") – single bedroom located at the front of the property consisting of carpeted flooring, a side facing double-glazed window and wall mounted radiator.

Bathroom: 3.00m x 1.36m (9'10" x 4'6") – three-piece family bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

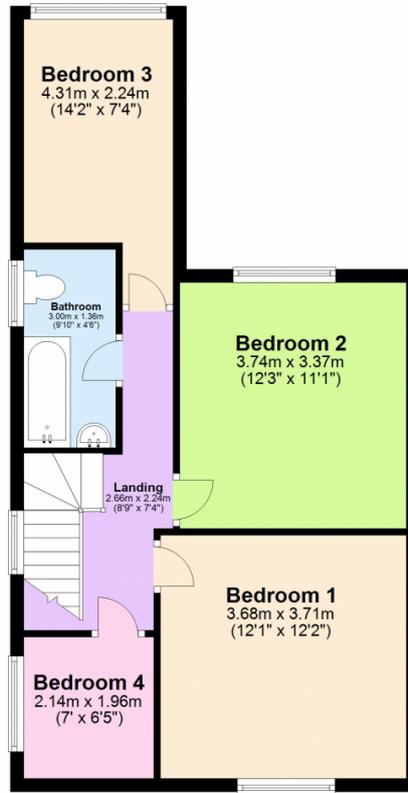
Ground Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



Total area: approx. 115.0 sq. metres (1237.5 sq. feet)



Coming soon



